# Le Marche

## Acquaviva Picena

6532: Apartment for sale with panoramic terrace, swimming pool, and stunning vineyard views in the heart of Le Marche.
Prezzo: € 220.000



Set among the rolling vineyards of Le Marche, this charming and spacious apartment offers a unique opportunity to enjoy authentic Italian countryside living combined with comfort and shared luxury amenities. Located within an elegantly restored residential complex of eight apartments, the property is surrounded by approximately 100 hectares of vineyards, woodland and scenic walking paths, creating a peaceful and picturesque setting immersed in nature.

Situated on the first floor and accessed via an external staircase, the apartment offers approximately 100 m² of living space and enjoys beautiful views across the surrounding vineyards and landscape.

The accommodation includes a generous living room, a separate dining room and a fully equipped kitchen with refrigerator, cooking facilities, dishwasher, washing machine and microwave. The apartment accommodates up to four people and comprises two comfortable bedrooms: one double bedroom and one twin bedroom. There are two bathrooms, including one with a jacuzzi bath and a second with a shower.

A particular highlight is the spacious rear terrace, where panoramic vineyard views create the perfect setting for outdoor dining and relaxation.

The apartment forms part of a beautifully restored country complex where the character of the original farmhouse has been carefully preserved and enhanced with refined finishes and tasteful details.

Residents enjoy access to an impressive shared swimming pool measuring 35 x 7 metres with a dedicated children's area, set within beautifully maintained communal grounds. Beyond the complex, walking trails, woodland and a stream invite exploration and connection with nature.

The property enjoys a tranquil countryside location while remaining conveniently close to everyday amenities. Villages, restaurants and shops are located just 2 km away, while the Adriatic coast, including the popular seaside towns of San Benedetto del Tronto and Grottammare, can be reached in approximately 15 minutes, offering sandy beaches, palm-lined promenades and excellent dining.

Additional features include:

- Located within an elegant complex of eight apartments
- Shared 35 x 7 metre swimming pool with children's area
- Large panoramic terrace overlooking vineyards
- Two bedrooms and two bathrooms
- Jacuzzi bath
- Fully equipped kitchen
- Approximately 100 hectares of surrounding estate land
- Peaceful countryside setting
- Beaches and coastal resorts within easy reach

This elegant apartment combines countryside charm, comfort and panoramic surroundings, making it an ideal holiday home or investment opportunity in the heart of Le Marche.







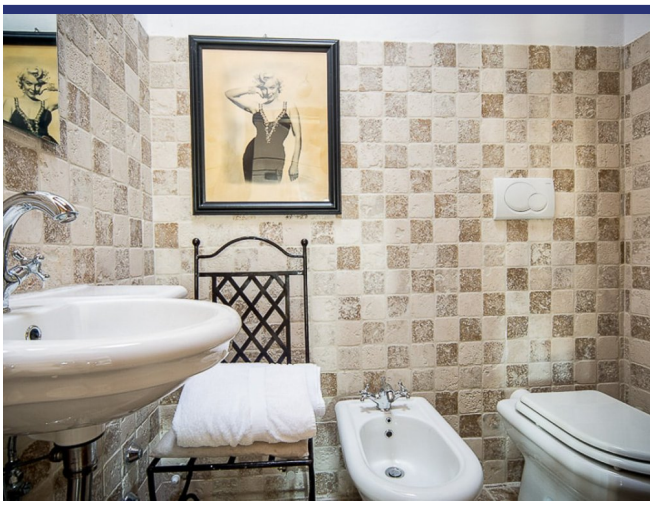





























- Riferimento: 6532
- Apartemento/In borgo
- Vista panoramica
- 15 km dal mare
- 2 km dal paese
- Terrazzo
- Balcone
- Aria condizionata
- Garage: Parcheggio
- Piscina: Si
- Prezzo: € 220.000
- spazio abitabile: 118 $m^2$
- camere da letto: 2
- Bagni: 2
- Potenziale per l'affitto: Molto bene
- Condizione della proprietà: Molto bene
- Stato: Disponibile